



20 Rothbury Road, Berwick Hills, Middlesbrough, TS3 7NW

Retail unit for sale offers invited iro £45,000. A tenanted investment generating a passing rent of £6,000 per annum.

- Retail Unit For Sale as a Tenanted Investment
- Leasehold 250 Yr Lease
- New 5 year lease with a passing rent of £6000 per annum
- Rear storage, kitchenette, and WC facilities
- Offers IRO £45,000
- EPC Rated C
- Retail Unit – Approx. 74 sq m (796 sq ft)
- Rear loading bay

Summary

Available Size	796 sq ft
Price	Offers in the region of £45,000
Business Rates	N/A
Service Charge	£62 per month Paid by the tenant
EPC Rating	C (71)

Description

This well-presented ground floor retail unit is in a prime location on Rothbury Road, close to local amenities and residential neighborhoods. It offers a retail area with rear storage, a kitchenette, and WC facilities. Perfect for investors, it comes with a newly signed 5-year lease and a passing rent of £6,000 per year. With about 74 square meters (796 square feet) of open-plan retail and ancillary space, it's versatile for various uses, subject to necessary permissions.

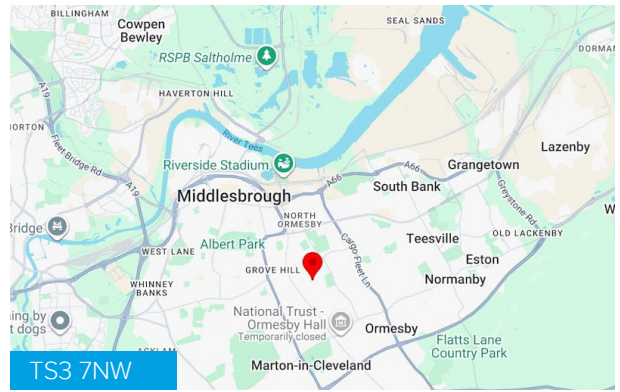
Location

The property is located on Rothbury Road, within a mixed residential and commercial area of Middlesbrough. The location benefits from good transport links, with easy access to the A66 and Middlesbrough town centre. Nearby occupiers include a range of local shops, takeaways, and community services.

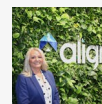
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	796	73.95	Available
Total	796	73.95	



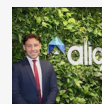
Viewing & Further Information



Julie Anderson

01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk



John Routledge

07443530922

john.routledge@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk

